

EXHIBIT F

DISTRICT COURT OF THE COUNTY OF NASSAU
FIRST DISTRICT: LANDLORD/TENANT PART

MICHAEL SAWKA,
Petitioner (Landlord)

AFFIDAVIT FOR JUDGMENT

against

Index No.: 774/2016

LA BELLE FURNITURE GALLERY, INC.,
Respondent (Tenant)

Matthew A. Tedone, Esq. being duly sworn, deposes and says:

1. Your deponent is the attorney for the above Petitioner/Landlord and as such, I am fully familiar with the facts and circumstances which will be set forth in this Affidavit for Judgment.

2. On July 21, 2016, my associate John E. Schaeffer, Jr., Esq. appeared on behalf of the Petitioner, my client, in the above-captioned proceeding in this Court. John A. Weber IV, Esq. appeared on behalf of the Respondent, La Belle Furniture Gallery, Inc.

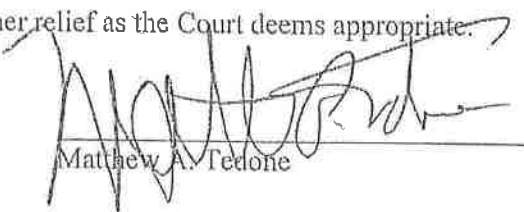
3. The attorneys agreed upon a stipulation for the Respondent to pay the balance of the arrears which totaled \$110,000.00 in accordance with a payment plan set forth in the Stipulation of Settlement. That Stipulation of Settlement was executed in court and was submitted to the judge presiding. The Stipulation of Settlement was "So Ordered" by Judge Fairgrieve was then filed with this Court. A copy of that So Ordered Stipulation of Settlement, upon which this Affidavit is based, is attached hereto as Exhibit A.

4. However, the first payment in the amount of \$50,000.00 which was due and owing on August 1, 2016 time of essence under the Stipulation has not yet been paid.

5. Therefore, the Petitioner/Landlord is entitled to judgment for total arrears of \$137,000.00, together with judgment of eviction and warrant for eviction.

6. No other request for this or any similar relief has been made.

WHEREFORE, your affiant requests that judgment of eviction be entered, including judgment in the sum of \$137,000.00 for arrears due and owing, together with warrant for the possession of the premises, and such other relief as the Court deems appropriate.



Matthew A. Tedone

Sworn to before me this
2nd day of August, 2016



Notary Public

CARYL LOPEZ
Notary Public, State of New York
No. 01LO6130028
Qualified in Nassau County
Commission Expires July 5, 2017

EXHIBIT “A”

DISTRICT COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

#43

Part LT

STIPULATION

Index No. 774/2016

Mot. Cal. No. _____

Date ~~7/24/2016~~ 7/24/16

Michael Sawka,
Petitioner,

La Belle Furniture Gallery, Inc.,
Respondent. x

IT IS HEREBY STIPULATED AND AGREED by and between the below-named attorney(s) as follows:

The parties agree that Respondent shall pay to Petitioner the sum of \$110,000.00 in accordance with the following payment plan:

\$50,000.00 to be paid on or before August 1, 2016.

\$20,000.00 to be paid on or before September 1, 2016.

\$20,000.00 to be paid on or before October 1, 2016.

\$20,000.00 to be paid on or before November 1, 2016.

The parties agree that time is of the essence for each of these payments. If Respondent fails to comply with any of these payments, the Petitioner shall be granted a money judgment in the amount of \$137,000.00 less any monies paid.

Petitioner is granted a judgment of possession and warrant of eviction forthwith. Execution of warrant

Date: _____

Attorney for Plaintiff/Petitioner

So Ordered _____

Attorney for Defendant/Respondent

ENTER: _____

J.D.C.

Attorney for Defendant/Respondent

COURT OF THE STATE OF NEW YORK
 COUNTY OF NASSAU

Part LT

 Michael Sawka,
 Petitioner,

STIPULATION _____

Index No. 774/16

Mot. Cal. No. _____

Date 7/21/16

La Belle Furniture Gallery, Inc.,
 Respondent. x

IT IS HEREBY STIPULATED AND AGREED by and between the below-named attorney(s) as follows:

is stayed pending the Respondents compliance with the
above-listed payments.

The parties agree that this agreement consolidates
the monies owed by Respondent under Index Numbers
LT 2540/15 and 774/16.

The parties shall also discontinue Nassau County
Supreme Court Index No. 60401/2016 within 7 days
of this Stipulation.

The payments contained herein shall be made
by certified funds.

The parties withdraw the currently pending Order
to Show Cause under Index No. LT 2540/15.

Date: 7/21/16

So Ordered

ENTER: _____

J.D.C.

JOHN SCOTT FAIRGRIEVE

M 2526 DO 202 2/02

John E. Schaefer
 Attorney for
Michael Sawka Petitioner

~~Attorney for Respondent~~

John A. [Signature]
 Attorney for Respondent

[Signature]
 Attorney for Respondent